

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**44 The Pastures
Hemel Hempstead
Hertfordshire
HP1 2TW**

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Offers Over £300,000 Freehold



This superbly presented and refurbished 2 Bedroom family home situated on this popular modern development and conveniently located for local shops, schools and amenities. This property has been much improved and updated by the current vendors, the ground floor is arranged as an open plan Lounge Kitchen Dining Room with an impressive feature wall offering space for a wall mounted television. The Kitchen has been refitted to a high standard with a range of matching wall and floor mounted units, colour coordinated work surfaces and a Breakfast bar area. The first floor offers 2 Bedrooms and a luxuriously refitted family Bathroom. The Master Bedroom benefits from a range of mirror front wardrobes to one wall. The family Bathroom is fitted in white with chrome fittings and comprises a panelled bath with shower and a fitted shower screen, vanity unit with a wash hand basin with storage under and a low level WC. Externally this property benefits from an enclosed Garden and an allocated parking space. With double glazing and a replaced gas boiler viewing is highly recommended.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of

shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Superbly presented 2 Bed

Sought after location

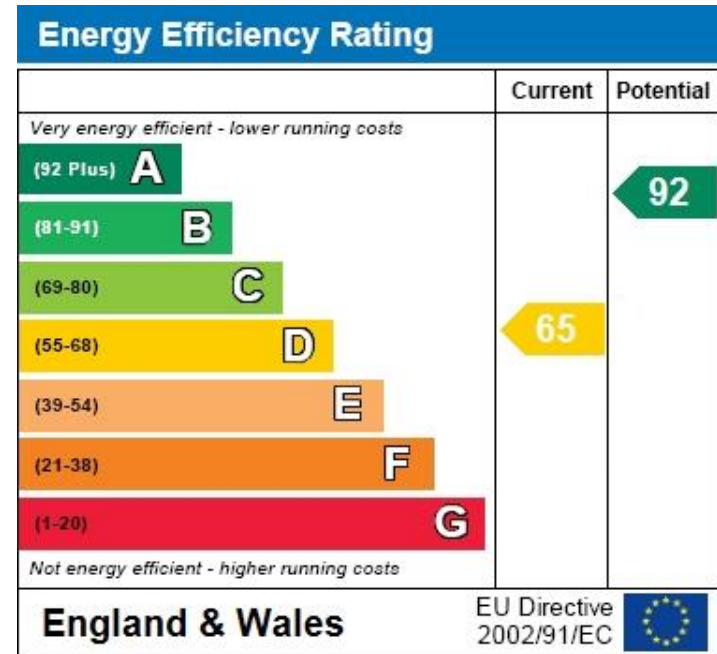
Open plan Lounge Kitchen Dining Room

Luxuriously refitted Bathroom

Garden

Parking

Viewing is a MUST

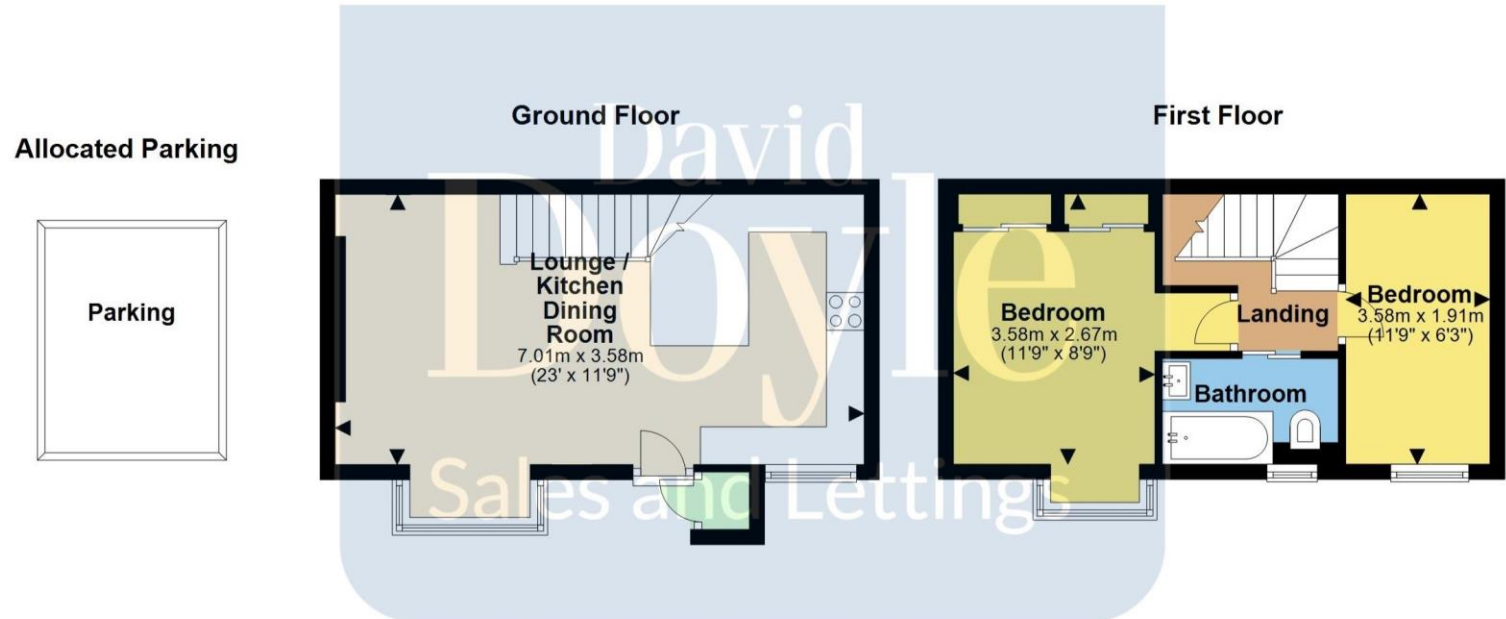


David
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Call **01442 248671** to arrange a viewing or register an interest



Total area: approx. 51.8 sq. metres (557.7 sq. feet)

This floor plan is not to scale and is to be used for layout guidance only, whilst every care is taken in the preparation of this plan any measurements should NOT be relied upon, please check all dimensions and shapes before making any decisions reliant upon them. Windows and door openings are approximate. Plan produced using PlanUp.

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